

**FOR SALE**

**Price £380,000**



**Alan Cummings**  
estate agents & valuers

**5 Thornhill Road, Mannamead, Plymouth, Devon, PL3 5NF**





- **Most spacious period built three storey house**
- **Generously proportioned accommodation**
- **Characterful with period features including original fireplaces**
- **Gas central heating**
- **Part uPVC double glazing**
- **Spacious Lounge**
- **Good size dining room**
- **25' fitted Kitchen/Breakfast room**
- **Downstairs wc**
- **5 Double Bedrooms**
- **Bathroom**
- **2 Separate W.C.'s**
- **Garden to front, southerly facing to rear**

### THE PROPERTY

A substantial three storey period built house thought to date back to the Edwardian era providing generously proportioned light and airy accommodation. The property retaining many original features such as period fireplaces in a lot of rooms together with ceiling mouldings, old panelled doors etc. Complemented by modern conveniences of gas fired central heating with a recently replaced boiler circa. December 2016 and uPVC double glazing to the front, rear patio and other windows.

Located on the south side of this road having an area of front garden and a southerly facing walled lawned back garden.

Without doubt a most appealing home that really must be viewed in order to be fully appreciated.

### LOCATION

Set in Thornhill Road a prime residential address within Mannamead and located here with a good variety of local services and amenities nearby. The position convenient for access into the city and close by connection to major routes in other directions.

Panelled front door with window over into:

### GROUND FLOOR

**ENTRANCE LOBBY** 4' 0" x 3' 11" (1.22m x 1.19m) Dado rail with panelling under. Decorative ceiling. Panelled part glazed door with etched pattern into:

**HALL** Decorative corniced ceiling. Arch with corbels. Picture and dado rails. Staircase with carved and turned newel post, timber banister and turned rails rises and turns to the first floor.

**LOUNGE** 16' 1" x 14' 4" max. (4.9m x 4.37m max.) Wide bay window to the front with built-in seating below. Period fireplace with cast iron fireback, tiled slips and hearth. Coved ceiling with ceiling rose. Picture rail. Arch into:

**DINING ROOM** 14' 0" x 12' 7" (4.27m x 3.84m) Window overlooking the rear garden. Fireplace with cast iron fireback tiled slips and hearth.

**W.C.** 4' 7" x 3' 0" (1.4m x 0.91m) Window to the side. Wall mounted 'Worcester' gas fired boiler servicing the central heating and domestic hot water. W.C.

**KITCHEN/BREAKFAST ROOM** 24' 10" x 11' 0" (7.57m x 3.35m) Three windows to the side elevation and PVC double glazed French style doors overlook and open to the rear garden. Fitted with a range of cupboard and drawer storage set in wall and base units. Roll edge work surfaces. Tiled splashbacks. Inset one and a half bowl composite sink unit. Built-in 'Zanussi' dual oven/grill. Space for white goods. Two former fireplace recesses with overhead plate racks, built-in shelving and cupboard.

### FIRST FLOOR

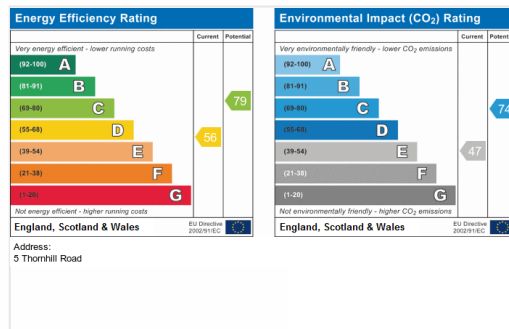
**LANDING** Atrium glazed window and decorative stained glass window.

**BEDROOM 1** 18' 10" x 16' 4" max.(5.74m x 4.98m max.) Wide bay window and further window to the front elevation. Focal feature period fireplace with cast iron fireback, tiled slips and hearth. Coved ceiling with ceiling rose. Picture rail.

**BEDROOM 2** 14' 0" x 11' 6" (4.27m x 3.51m) floor area. Window to the rear. Coved ceiling with ceiling rose. Picture rail. Period fireplace with built-in cupboards to either side of the chimney breast.

**W.C.** 4' 6" x 3' 11" (1.37m x 1.19m) White wc.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**BATHROOM** 7' 2" x 6' 9" (2.18m x 2.06m) Window to the side. Modern suite with 'P' shaped panelled bath with mixer tap and separate 'Mira' thermostatic shower over incorporating hand held mixer and overhead douche spray. Vanity wash hand basin with tiled splashback, mirror over, cupboard unit under.

**BEDROOM 3** 12' 0" x 11' 0" (3.66m x 3.35m) Window to the rear. Period cast iron fireback. Built-in cupboard.

### SECOND FLOOR

**LANDING** Tall window to the rear with long views towards the sea in the distance. Dado rail. Access hatch to loft.

**BEDROOM 4** 17' 1" x 13' 9" max. (5.21m x 4.19m max.) Window to the front. 'T' shaped room. Period fireplace. Built-in run of wardrobes. Built in cupboard.

**BEDROOM 5** 12' 5" x 11' 11" max. (3.78m x 3.63m max.) Window to the rear with long views towards the sea in the distance. Period fireplace. Built-in cupboard.

### EXTERNALLY

A southerly facing walled courtyard garden with lawned area, paved patio which continues along the tenement side, pedestrian gate to rear service lane. Wall boundaries.

**TENURE:** Freehold. **COUNCIL TAX BAND:** E

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